



2 CROW FURLONG
HITCHIN



2 Crow Furlong Hitchin Hertfordshire SG5 2HW

Guide Price £850,000

VIEWINGS TO COMMENCE SATURDAY 22nd MAY 2021.

An attractive and cleverly extended, detached double fronted bungalow situated on the popular and established West side of Town.

Approached via a carriage driveway and overlooking Woodland, this smartly presented and greatly improved home now offers both flexible and deceptively spacious living accommodation. It is well placed for many amenities including excellent Schools covering all age ranges, the vibrant Town Centre and attractive open countryside at Oughton Head. It stands on a private, easterly facing landscaped plot with a large garage and ample parking for approximately 6 cars.

The stylish living accommodation features an entrance and vast reception hall. Three large double sized bedrooms including a master bedroom with a walk-in wardrobe, full en-suite bathroom and french style doors providing access to a terrace with views over the garden. A contemporary styled social kitchen is the central hub of this fabulous home and features quality branded appliances, granite work surfaces with a matching breakfast bar and separate utility room. An impressive open plan sitting and dining area with a central open fireplace and two sets of bi-folding doors that lead out to a raised terrace with attractive views over the garden.

In our opinion, there is also enormous potential to create additional living accommodation by converting the existing loft space or building over the rear extension, subject to obtaining the required permissions and consents.

An early viewing is highly recommended.

Viewings:

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch with part glazed entrance door with stained glass leaded light detail opening to:-

Entrance Hall

Exposed oak floorboards. Radiator. Recessed spotlights. Built-in storage cupboard housing consumer unit (not tested). Original panelled door to Bedroom Two. Open plan access to:-

Reception Hall 3.96m x 3.33m (13'0" x 10'11")

Exposed oak flooring. Radiator. Recessed spotlights. Access to loft space. Part glazed door to Kitchen. Door to Bathroom, Master Bedroom and Garage. Double French style glazed doors to Bedroom Three.

Loft Space

With enormous potential and dormer windows to the front and rear.

Bedroom Two 3.94m x 4.11m (12'11" x 13'6")

Measurements taken into a walk-in bay window with uPVC double glazed windows. Radiator. Exposed oak flooring. BT point.

Bedroom Three 3.78m x 3.33m (12'5" x 10'11")

Measurements taken into a walk-in bay window with uPVC double glazed windows. Radiator. Exposed oak flooring.

Master Bedroom 4.80m x 3.25m (15'9" x 10'8")

UPVC double glazed windows and French doors to rear terrace and garden. Exposed oak flooring. Radiator. TV point. Doors to walk-in wardrobe and En-Suite.

En-Suite 2.31m x 1.70m (7'7" x 5'7")

Fitted with a modern contemporary suite comprising bath with flexible shower wand (not tested), pedestal washbasin with chrome mixer tap and low level W.C. Heated towel radiator. Ceramic tiled walls. Ceramic tiled floor.

Walk-in Wardrobe 2.08m x 1.70m (6'10" x 5'7")

Exposed oak flooring. Hanging rails and storage shelving. Radiator.

Bathroom 2.49m x 2.29m (8'2" x 7'6")

Fitted with a white suite comprising twin washbasins inset in vanity units with storage cupboards beneath, concealed cistern low level W.C. and walk-in shower cubicle with curved screen and shower unit (not tested). Part tiled walls. Chrome heated towel radiator. Shaver socket. Recessed spotlights. Extractor. Radiator. Tiled effect flooring.

Breakfast Kitchen 5.38m x 3.58m (17'8" x 11'9")

Fitted with a range of modern contemporary high gloss floorstanding and wall mounted storage units with soft close doors and deep drawers. Ample granite and oak worksurfaces with matching breakfast bar. Integrated 1½ bowl stainless steel sink unit with glass splashback. Integrated Miele

dishwasher (not tested). Integrated NEFF double oven (not tested). Integrated fridge and freezer (not tested). Integrated Bosch induction hob (not tested) with extractor over (not tested). Recessed spotlights. Under unit lighting. Two pull out hide and slide corner cupboards. Tall double larder style storage cupboards. Modern designer radiator. Ceramic tiled floor. Door to Utility Room. Open plan access to Sitting Room.

Utility Room 2.54m x 2.08m (8'4" x 6'10")

Fitted with a range of floorstanding and wall mounted storage units with solid wood worksurfaces. Stainless steel sink unit with drainer and chrome mixer tap. uPVC double glazed frosted window and door to front. Ceramic tiled floor. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted microwave (not tested). Wall mounted Baxi gas fired combination boiler (not tested). Tall upright storage cupboard. Radiator. Space for an additional upright fridge freezer.

Dining Area 4.37m x 3.56m (14'4" x 11'8")

Vertical radiator. Wide bi-fold doors opening to rear terrace.

Sitting Area 5.13m x 4.45m (16'10" x 14'7")

Ceramic tiled floor. Vertical radiator. TV point. Radiator. Central open fireplace with cast iron grate, stone surround and matching hearth. Recessed spotlights. Wide bi-fold doors opening to rear terrace.



OUTSIDE

At the Front

Gravelled carriage driveway providing off-street parking and access to the garage and front door. Flower and shrub borders. Built-in wheelie bin store. External power point and security lighting.

Garage 7.37m x 2.77m (24'2" x 9'1")

Electric roller shutter vehicular entry door. Power and light connected. uPVC double glazed frosted door to rear garden.

Master Bedroom Terrace

Slightly raised terrace with dwarf brick wall surround and views over the rear garden.

Rear Garden

East facing with a large paved terrace to the immediate rear with outside lighting and external power points. Garden laid mainly to lawn with well stocked flower and shrub borders. Enclosed by panelled fencing and mature hedging. Timber garden shed. Gazebo. Additional patio area to take advantage of the midday/afternoon sun. Small wildlife pond. Side storage area with log store and access to the rear of the garage.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Current D; Potential C.

FLOOR AREA

Approx 143sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. Conservatory, integral garage etc).

SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

COVID-19 SECURE VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy. These changes are displayed on our website. However prior to booking a physical viewing you MUST have done the following:

- Seen the Sales Brochure of the property.
- Seen the property on Google Earth.
- Seen the property on Google Street View, or ideally have driven or walked past the property.

When booking a viewing you will be required to provide additional information in respect of your health, the health of close family/contacts plus your ability to proceed with a purchase. Prior to each and every viewing it is a requirement for all prospective buyers to confirm by email that you have read and accepted our conditions of viewing.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans will be requesting more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

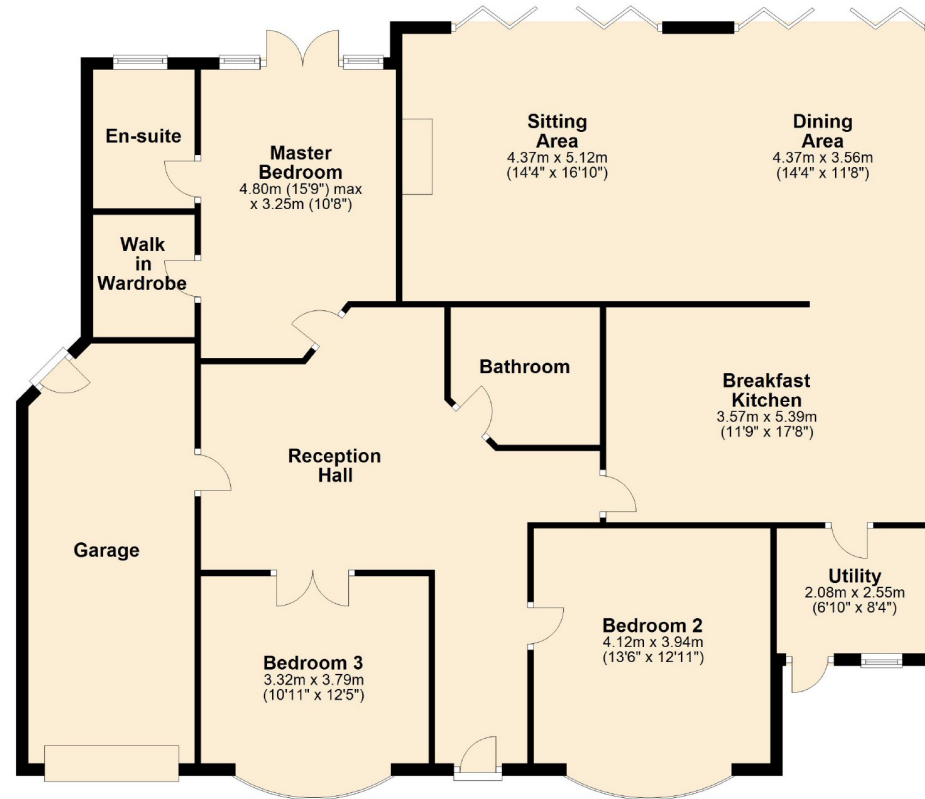
Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy. You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.





Ground Floor



2 Crow Furlong, Hitchin